

## \$2,500,000 - Sw-1-53-27-4, Spruce Grove

MLS® #E4387482

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Spruce Grove, AB

Discover an exciting commercial prospect in Spruce Grove's brand new Ballpark District! Located at the crossroads of Highway 16A/Pioneer Road & only 7 minutes to West Edmonton. This 2 acre (+/-) lot has direct highway access & excellent visibility with a substantial traffic flow averaging 25,000 (+/-) vehicles daily. This enviable spot next to the future Myshak Metro Ballpark is set to see many great amenities added nearby with the surrounding residential construction. Zoned for Highway Commercial use with the added advantage of being a corner lot along a roadway allowing for convenient drive-through potential.

### Essential Information

MLS® #	E4387482
Price	\$2,500,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	Sw-1-53-27-4
Area	Spruce Grove
Subdivision	None



City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3M1

### **Additional Information**

Date Listed	May 13th, 2024
Days on Market	469
Zoning	Zone 91

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Listing information last updated on August 25th, 2025 at 10:32am MDT